




77 Gregory Street, Roma

## Shed Goals with Space, Charm and Potential

Welcome to a home with heart, space and a shed that might just steal the show.

Set in a peaceful part of town, this three-bedroom, two-bathroom home offers comfort now with exciting scope to add your own finishing touches over time. The renovated main bedroom is a standout, complete with a fresh new ensuite and an adjoining storage area that could easily become a walk-in wardrobe. The main bathroom offers a separate shower, bath and generous linen storage, with value-adding potential for a future refresh. There is also a separate office, ideal for working from home, tackling life admin, or finally starting that hobby you keep talking about.

Inside, the large living area feels warm and welcoming with high ceilings and a wood fire stove ready for cool nights. At the rear, the spacious open plan kitchen connects easily to the pergola, making everyday meals and weekend entertaining a breeze. The front sunroom provides a lovely blank canvas for a reading nook, play space or extra sitting area, while the eastern-facing verandah is the perfect place to catch the morning light.

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**FOR SALE**  
Offers Over \$399,000

**VIEW**  
By Appointment

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Outside is where this property really flexes its muscles. The new shed is the hero here, complete with rear gated side access and a high-clearance double carport attached, making it ideal for caravans, trailers, tools, toys or serious storage. There is also an outside laundry with an extra toilet for guests, a fully enclosed dog cage with two separate bays, and established lawns and lush gardens that give the yard a settled, welcoming feel.

With a practical layout, plenty of versatility and a shed that deserves its own fan club, this is a property with genuine appeal. Enquire today to arrange your inspection.

## MORE DETAILS

Property ID	C3YHG2
Property Type	House
Land Area	754 m2

**Melanie O'Brien 0458 221 222**

Real Estate Sales | [realestate.roma@ljhooker.com.au](mailto:realestate.roma@ljhooker.com.au)

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